



## CITY OF ATLANTA

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ATLANTA, GEORGIA 30303-0300

TEL (404) 330-6100

KEISHA LANCE BOTTOMS  
MAYOR

December 2, 2019

Ms. Barbara Alfano  
Region 4 Brownfields Coordinator, U.S. Environmental Protection Agency  
Sam Nunn Atlanta Federal Center  
61 Forsyth Street, Atlanta, GA 30303

Dear Ms. Alfano:

On behalf of the City of Atlanta, I have the privilege of submitting the U.S. Environmental Protection Agency (EPA) Fiscal Year 2020 Community-wide Brownfield Assessment Grant for both hazardous (\$200,000) and petroleum (\$100,000) substances. The City of Atlanta's Department of City Planning will be responsible for implementing and managing this grant.

The grant will support the City's continued leadership efforts to redevelop brownfields by funding environmental site assessments and clean up planning in communities impacted by brownfields. The target communities are the Groundwork Atlanta service area (a U.S. EPA national partnership for Sustainable Communities), the Proctor Creek watershed (a U.S. EPA national Urban Waters Partnership), the Atlanta Area Wide Planning area (a 2010 U.S. EPA Brownfield Area Wide Planning pilot grantee) and the Jonesboro Road redevelopment corridor. All four of these target communities include federally qualified Opportunity Zones and are in Atlanta's most dense industrial areas. These target communities face the challenges of numerous boarded and abandoned industrial buildings, concentrated vacancy and blight, and limited service, retail, and fresh food options. Overall, residents and businesses in these communities suffer from long-term industrial decline and the broad pollution and public health concerns that follow.

U.S. EPA Brownfield Assessment funds are critical to attracting new development to these target communities. For every previous U.S. EPA Brownfields Assessment Grant dollar awarded to the City of Atlanta, we have leveraged \$224 in private, non-profit and public redevelopment investments. While Atlanta is prospering in many areas, the City lacks resources to address brownfields on its own. The City of Atlanta is committed to continuing its leadership work with community stakeholders and partners to successfully redevelop brownfields and revitalize neighborhoods.

The City of Atlanta appreciates the opportunity to apply for the FY2020 Community-wide Brownfield Assessment Grant and continue our partnership with U.S. EPA to tackle more brownfields and environmental injustices. Should you have any questions or require additional information, please do not hesitate to contact my office or the Project Director at the contact information provided below.

<b>City of Atlanta FY 2020 Community-wide Brownfield Assessment Grant Application</b>		
1. Applicant Identification	City of Atlanta, 55 Trinity Avenue, Atlanta, GA 30303	
2. Funding Requested	a. Assessment Grant Type: Community-wide b. Federal Funds Requested i. \$300,000 ii. An assessment grant waiver is not being requested c. Contamination- Hazardous Substances \$200,000 and Petroleum \$100,000	
3. Location	a) City of Atlanta, b) Fulton County c) Georgia	
4. Property Information	Not applicable- Community Wide	
5. Contacts	<u>a. Project Director</u> Jessica Lavandier, Office of Zoning and Development Department of City Planning City of Atlanta 55 Trinity Avenue, Suite 3350 Atlanta, GA 30303-00331 Phone: 404-865-8622 Email: jlavandier@atlantaga.gov <u>b. Chief Executive/Highest Ranking Elected Official</u> Keisha Lance Bottoms 55 Trinity Avenue, Suite 2500 Atlanta, GA 30303 Phone: 404-330-6100 Email: mayorbottoms@atlantaga.gov	
6. Population	498,044 according to the 2018 US Census population estimate	
7. Other Factors		Page #
Community population is 10,000 or less		Not applicable
The applicant is, or will assist, a federally recognized Indian tribe or United States territory		Not applicable
The priority brownfield site is impacted by mine-scarred land.		Not applicable
Priority site is adjacent to a body of water		Page 1
Priority site is in federally designated flood plain		Page 1
The reuse of the priority site will facilitate renewable energy from wind, solar, or geothermal energy		Not applicable
30% or more of the overall project site will be spent on eligible reuse planning activities for priority brownfield sites within the target area		Page 9

Sincerely,



Keisha Lance Bottoms

November 14, 2019

Ms. Jessica Lavandier  
Assistant Director  
Department of City Planning  
Office of Zoning and Development  
City Hall South Building  
55 Trinity Avenue Suite 3350  
Atlanta, Georgia 30303

RE: City of Atlanta Community-Wide Assessment Grant Application

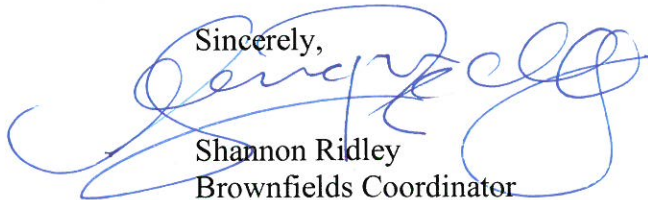
Dear Ms. Lavandier:

This letter serves as acknowledgement from the Georgia Environmental Protection Division ("GA EPD") that the City of Atlanta will be submitting an application to the U.S. Environmental Protection Agency ("EPA") for funding assistance under the federal Community-Wide Assessment Grant Program to conduct assessment activities. GA EPD understands that the City is applying for \$300,000 for the assessment of hazardous substances and petroleum in four target areas: Jonesboro Road, Groundwork Atlanta Area, Area-wide Planning Area/Murphy's Triangle, and the Proctor Creek Watershed. It is EPD's understanding that 70% of the FFY 2017 grant funds were used to conduct Phase II assessments at two properties enrolled in the Georgia Brownfield Program, FCS Ministries- 105 McDonough Boulevard and the Westside Greenway Corridor, and to plan the cleanup activities at the Pratt-Pullman Yard, also enrolled in the Georgia Brownfield Program.

EPD would like to take this opportunity to encourage EPA's positive decision in making a grant award to the City of Atlanta for such assessment. A successful award would greatly assist this community in its redevelopment efforts. Thank you for your consideration.

If you have any questions, please contact me at 404-657-8616.

Sincerely,



Shannon Ridley  
Brownfields Coordinator



## **1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION**

### **a. Target area and Brownfields**

#### **i. Background and Description of Target Area**

Founded in 1836 at the junction of three rail lines in the Georgia piedmont, Atlanta became known for its central role in transportation. Sawmills, textile mills, brickyards, foundries, machine shops and manufacturing facilities sprang along the rail lines and later on along the Chattahoochee River fueling growth in the Target Areas and the entire City. The cornerstones of the economy through World War II were rail adjacent auto plants and agricultural and textile manufacturers. Starting in the 1950s, the construction of the interstate system and the Atlanta Airport and the use of trucks and planes for freight transport reduced the need for industry to be located along rail lines. Industrial buildings became outdated as a result of changes in manufacturing processes. Companies abandoned buildings and jobs left. In once stable areas, the decline and disinvestment continued through the 1970s and up to today with the nationwide decline in manufacturing. In the past 10 years, the number of manufacturing jobs has declined by 43%. Shuttered businesses and decaying industrial buildings affected adjacent neighborhoods. Without livable wages provided by blue collar jobs, the social and economic fabric that sustained families and neighborhoods frayed. With this grant, the City of Atlanta will focus on remediation of brownfields along historic rail industrial corridors identified by partners and through multiple planning initiatives.

The Target Areas are adjacent to each other and run from the Chattahoochee river in northwest Atlanta to southwest Atlanta and are just west and south of downtown Atlanta. They contain 55% (or 1,785) of the parcels and 60% (or 5,100) of the acres with industrial zoning in Atlanta and 21% of the population, which is mostly minority and low income. The Target Areas are: **1. Groundwork Atlanta/Chattahoochee River, 2. Proctor Creek watershed, 3. Atlanta Area-Wide Plan area and 4. Jonesboro Road rail corridor**- all priority sites are located along the extensive rail system that built Atlanta. Groundwork Atlanta, a local “trust” developed in partnership with Groundwork USA, EPA and the National Parks Service, has a vision for a more sustainable, equitable NW Atlanta. Proximity to the largest railroad hub in the southeast and the Chattahoochee River led to major industrial development. Groundworks Atlanta is partnering with the Trust for Public Lands to remediate brownfields along the river in order to increase access to it. The Proctor Creek watershed also in NW Atlanta, is a US EPA national Urban Waters Partnership plagued with environmental and health issues such, impaired water quality, brownfield sites, combined sewer/sanitary sewer overflows and pervasive flooding. The Atlanta Area-Wide Plan (AWP), a 2010 U.S. EPA grantee, is located in a former rail-adjacent industrial area dominated by vacant sites among 250 parcels and 865 acres of industrial zoned land in SW Atlanta. Jonesboro Road parallels a Norfolk Southern rail line with a concentration of scrap metal yards, recycling processors, truck terminals and auto impound lots (77 parcels and 400 acres).

#### **ii Description of Priority Brownfield sites**

Priority brownfields in the Target Area and have been identified by partners. **Chattahoochee Brick**, infamous for the high mortality rate of black convict labor, is in the Groundwork Target Area. 55 acres of this 75-acre site are in the FEMA floodway and flood zone and borders the Chattahoochee River, the major drinking water source in metro Atlanta. After of 100 years of brick manufacturing, the soil and water are contaminated with heavy metals such as lead and combustion related contaminants from kiln ovens. While the buildings are no longer present, the building foundations and paved areas are still on the site. Plans call for the portion of the site in the flood zone to be preserved as open space. The **Kudzu line**, located in the Proctor Creek area is a recently abandoned 18 acre -1.3-mile CSX rail corridor with potential arsenic and



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petroleum contamination. It was recently purchased by Atlanta Beltline. Along Jonesboro Road, **A-Tow**, an 11-acre fenced impound lot, and previously a truck terminal facility has petroleum, lead and asbestos contamination. This eyesore is a priority redevelopment site for South Atlanta.

### **b. Revitalization of the Target Areas**

#### **i. Reuse Strategy and Alignment with Revitalization Plans**

Remediation and redevelopment of brownfields are aligned with plans for the Target Areas. The 14 federal Opportunity Zones located in the Target Areas provide redevelopment incentives. The Chattahoochee RiverLands (<https://chattahoocheeriverlands.com>), a partnership of the Atlanta Regional Commission, the City of Atlanta, Cobb County and Trust for Public Lands, is a plan for a continuous 100-mile public use along the river with network of greenways and blueways that will bring people to the water's edge, promote stewardship and conservation of the river. The Chattahoochee Brick parcel is catalyst site that will provide access to the river, and proposed trail, will remove pervious surface, restore the riparian corridor, provide visitor facilities and connectivity to the planned Proctor Creek trail. The Atlanta BeltLine Redevelopment Plan ([www.beltline.org](http://www.beltline.org)) calls for the construction of 33 miles of trails and the remediation of 1,100 acres of brownfields. The Atlanta BeltLine purchased the Kudzu line parcel for redevelopment with a multi-use trail and transit. The trail will provide connectivity to the Westside Park, the \$26M first phase of this 300-acre park is currently under way, and to a 3-mile trail segment that connects to downtown and was assessed with a 2017 grant. Remediation and trail construction will be funded with Tax Allocation district, local, philanthropic and federal funds.

South Atlanta Redevelopment plan seeks to pursue redevelopment incrementally that is beneficial to community. Preserving affordability, increase connectivity, strengthening neighborhood identity are part of their vision for the future. The South Atlanta Redevelopment Plan calls for the phased redevelopment of the A-Tow site starting with construction of new mixed-use buildings along the street frontage. To jumpstart redevelopment, the parcel was rezoned to a mixed-use district. FCS ministries has purchased a well-known former restaurant adjacent to the site to be redeveloped in conjunction with a portion of the A-Tow site. Opportunity zone designation of this area will accelerate investment. The Atlanta Area wide Plan (AWP) created a planning framework to advance economic development and job creation through the assessment, cleanup, and reuse of brownfields. Preliminary ESAs were completed for 14 catalyst sites.

#### **ii. Outcomes and Benefits of Reuse Strategy**

Outcomes and benefits of the work to be completed are numerous. Brownfield redevelopment will lead to new jobs, businesses, and services as well as new trails, greenspace and access to Chattahoochee River. Public health benefits will result from improved water quality and access to greenspace, enabling safe, outdoor physical activity and reducing the incidence of chronic diseases such as asthma, cardiovascular disease, diabetes and obesity in communities that suffer from disproportionately high rates of these conditions. In Proctor Creek, the proposed trail along the Kudzu line will increase accessibility to an underutilized heavy rail station. The trail will provide connectivity to a regional trail system and a new 300-acre park. It will also provide grade separated crossing of a state road where there have been several pedestrian fatalities over the past few years.

Redevelopment of the Chattahoochee Brick site will provide an opportunity to have a publicly accessible greenspace and connection to the Chattahoochee River, which is currently difficult to access. The proposed trails will provide opportunities for active transportation, increased physical activity and recreation needs of the community where 7.9-33.4% of adults report having no leisure time physical activity. With high poverty (33%), free outdoor recreation opportunities would be especially beneficial. The South Atlanta Redevelopment recommends redevelopment of the A-



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Tow and surrounding sites with increased jobs, retaining industrial workforce, as well as new retail, goods and services and higher density housing. For the A-Tow site, the plan recommends activating street frontages with commercial uses. The Opportunity Zone designation of this site will attract private investment and redevelopment in partnership with the community non-profit.

### **c. Strategy for Leveraging Resources**

#### **i. Resources Needed for Site Reuse**

The City of Atlanta and its partners lead the Southeastern US in leveraging Brownfields grant investment and received first place in the “friendly competition” for cleanup and redevelopment leveraging in the Cities under 500,000 category at the 2019 SE Brownfield Conference. \$1.6M in EPA Assessment funding has leveraged \$358M in brownfield remediation and site reuse and this is anticipated to continue. The City of Atlanta’s 2009 EPA BRLF provides low-interest loans to property owners and subgrants to non-profits interested in remediating brownfields. With this grant, cleanup plans will be developed for 3 sites to make the sites ready for clean up with an RLF loan or subgrant. Opportunity zone designation in all Target Areas will attract private investment needed to cleanup and redevelop sites. FCS will use its funding to redevelop South Atlanta sites. The Atlanta BeltLine will use tax increment financing and transportation local option sales tax funds to leverage private, philanthropic, federal and state funding for remediation and trail construction. Another ABI rail corridor assessed with a 2010 grant was awarded a BRLF loan and leveraged an \$18M TIGER grant for construction of a 2.5-mile trail in the AWP. TPL will leverage public, private and philanthropic funds for the purchase and remediation of brownfield sites along the Chattahoochee River. It continues TPL’s efforts to date of preserving 18,000 acres of land and 80 miles of riverfront for public use. Invest Atlanta will offer financing such as tax inducements, bonds and low interest loans to incentivize brownfield redevelopment.

#### **ii. Use of Existing Infrastructure**

The Target Areas are served by existing infrastructure (water, sewer and transportation). Recent infrastructure bonds, tax allocation funds, approval of Special Purpose Local Option Sales taxes for education, water and sewer infrastructure, surface transportation and transit ensure investment in the maintenance, replacement and new infrastructure in the Target Areas. In addition, community facilities, fire stations, police station, recreation centers, parks and trails serve these communities. Planned infrastructure improvements in the Target Areas and priority brownfields support continued investment in existing communities, and neighborhoods.

## **2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT**

### **a. Community Need**

#### **i. The Community’s Need for Funding**

In the 2020 budget, City priorities are increase pay for police, increasing the minimum wage of city staff to \$15/hour, and capital funding to address a backlog of deferred maintenance of infrastructure and assets. At the same time, the general fund decreased by 3.7%, departmental budgets were reduced, and all vacant positions eliminated. These cuts limits resources and property tax base on which to draw on and leave the City unable to address brownfields. These financial constraints require the City to seek additional support for ESAs in the Target Areas. The Target Areas have high poverty rate, low property values, low tax revenues, weak market and limited private investments. A no-cost ESA is the difference between redeveloping a brownfield site or not.

#### **ii. Threats to Sensitive Populations**

##### **(1) Health or Welfare of Sensitive Populations**

This assessment grant will continue the City’s ongoing efforts to improve public health and welfare of sensitive populations in Atlanta. Indicators of sensitive populations at risk to brownfields



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in the Target Areas such as minority population (56% to 95%), female headed households (14% to 39%), all persons living in poverty (25.5% to 45%), children living in poverty (28% to 61%), unemployment (6.2% to 19.1%) and median household income (\$24,559 to \$57,231) are worse than the state and the US. Children, elderly, minorities and female-headed households tend to have less resources to avoid brownfield impacts. This reality is further compounded in the Target Areas because of other social health determinants including low access to health services and jobs and living in blighted areas with poor housing conditions, few parks and lack of fresh food. Brownfield Redevelopment will address these issues by bringing new investments, providing jobs, increased wages, access to fresh foods and recreation and in the long run safe and affordable housing.

	Target Areas				Atlanta	Georgia	US
	Ground work Atl	Proctor Creek	Area-Wide	Jonesboro Corridor			
Population	28,613	34,543	18,754	18,513	465,230	10,201,635	321,004,407
% Under 18	21.0%	16.1%	23.8%	31.7%	18.8%	24.5%	22.9%
% Over 65	11.9%	12.2%	13.0%	8.4%	11.3%	12.7%	14.9%
% Minority	56.2%	90.6%	93.7%	95.5%	59.9%	40.6%	27.0%
% Female HH	14.1%	21.8%	27.8%	39.3%	14.7%	15%	12.7%
% Unemployed	6.2%	17.1%	13.6%	19.1%	8.9%	7.5%	6.6%
% Poverty	33.4%	25.5%	32.8%	45%	22.4%	16.9%	14.6%
% Poverty < 18	28%	28.9%	47.8%	61%	35.7%	24.0%	20.3%
% Poverty + 65	10.2%	15.7%	25.7%	22.2%	15.0%	10.3%	9.3%
Median Income	\$57,231	\$30,161	\$28,943	\$24,559	\$51,701	\$52,977	\$57,652

Source: U.S. Census Bureau, 2013-2017 American Community Survey 5-Year Estimates- \*Census Tracts extend beyond the Target Area

## (2) Greater than normal Incidence of Disease and Adverse Health Conditions

According to the GA Department of Public Health, the average age of death in Target Area census tracts range from 53.5 to 70.6, much younger than the county's average of 70.6 years. According to the CDC's 500 Cities Project, residents of Target Areas are in much poorer health than the rest of Atlanta, Georgia and US. The prevalence of asthma in the Target Areas ranges from 10.3% to 13.5% which is higher than 9% in Atlanta, 8.5% in Georgia and 8.8% in the US. Residents in Target Areas tend to have higher blood pressure (4.9%-71%) compared to Atlanta (37.6%) as well as diabetes (5.6%-23.4% vs. 12.8%), pulmonary disease (5.3%-10.6% vs. 6.4%), heart disease (4.6%-9.9% vs 6%), and stroke (3.7% to 7.3% vs 4.1%). Residents in the Target Areas have lower rates of health insurance (8.2% to 34.7%) compared to 17.4% of Atlanta, 20.9% of Georgia and 14.6% of the US. Also, of concern is that 7.9%- 42% of the Target Area does not participate in physical activity compared to a lower percentage of 27.1% in Atlanta and obesity is higher in the Target Areas compared to Atlanta (18.9%- 41.6% vs 29%). While unhealthy behavior exacerbates poor health in the Target Areas, known and suspected contaminants at brownfields, such as VOC, metals, PAH, are an aggravating factor in the poor health of the residents.

## (3) Disproportionately Impacted Populations

The population in the Target Area is disproportionately impacted by negative environmental factors. The March of Dimes 2017 Preterm birth rates and grades give the City of Atlanta an F for its 11.9% preterm birth rate (nationwide goal is 8.1%), for African American's the rate is higher due to environmental factors and lack of insurance. The Demographic EJ Index for the priority brownfields ranges from 81% to 86%. Proctor Creek, vulnerable to flooding, is on the Georgia EPD's 303(d) list of impaired waterways due to fecal coliform bacteria. An FY17 EPA report found low oxygen levels and high counts of E. Coli. EPA's Outdoor air quality reports shows that in 2018, metro Atlanta had 8- hour ozone violation and 10 days of Air quality unhealthy to sensitive



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populations. With multiple compounding types of pollution, in many areas sensitive populations cannot escape the adverse health effects of environmental contamination.

### **b. Community Engagement**

#### **i. Project Partners (5 points) and ii. Project Partner Roles**

Brownfield remediation is a team effort and the City of Atlanta has a long history of working with partners to address brownfields. Several community organizations, listed in the table below, have committed to partner on this Brownfield Assessment grant and are Brownfield Stakeholder Advisory Committee (BSAC) members.

<b>Partner Name</b>	<b>Point of Contact</b>	<b>DESCRIPTION and PROJECT ROLE</b>
Groundwork Atlanta	Jill Arrington <a href="mailto:jill@GroundworkAtlanta.org">jill@GroundworkAtlanta.org</a> (404) 475-2678	A Brownfield redevelopment non-profit, it will identify target sites, assist with nominations, obtain access agreements, submit assessment applications, coordinate redevelopment with their partners. They will potentially submit cleanup grant application for impacted property to be acquired by TPL and Groundwork Atlanta.
Atlanta BeltLine Inc. (ABI)	Lena Carstens, <a href="mailto:LCarstens@atlbeltline.org">LCarstens@atlbeltline.org</a> , (404) 477-3542	ABI is a redevelopment agency dedicated to building parks and trails and remediating 1,100 acres of brownfields. ABI will nominate its sites for assessments for development of parks and trails and refer property owners to the program.
Lifecycle Building Center (LBC) 678-592-0417	Shannon Goodman <a href="mailto:shannon@lifecyclebuildingcenter.org">shannon@lifecyclebuildingcenter.org</a>	LBC, a non-profit that captures building materials from demolition and construction sites. LBC will reach out to existing and potential property owners in the AWP, will host meetings and provide educational material about Atlanta's Brownfields Program.
Trust for Public Land	Walt Ray <a href="mailto:Walt.Ray@tpl.org">Walt.Ray@tpl.org</a> (404) 873-7306	TPL's Georgia office has led the effort to create a continuous greenway along the Chattahoochee. With a coalition of not-for-profit organizations, TPL is creating plan for 100 miles of the river.
Focused Community Ministries	Jeff Delp <a href="mailto:jeff@fcsministries.org">jeff@fcsministries.org</a> (404) 627-4304	Focused Community Strategies (FCS), a 501c(3) organization, works with the South Atlanta neighborhood to bring mixed-income housing, economic development. FCS will be a partner by purchasing and redeveloping parcels, working with community partners in the redevelopment of industrial parcels along Jonesboro Rd. Assessment funds were used in a UST removal at an FCS site.
Invest Atlanta	Erika Smith <a href="mailto:esmith@investatlanta.com">esmith@investatlanta.com</a> (404) 588-5462	Invest Atlanta, the City's economic development authority, is a longtime partner in brownfields redevelopment. Brownfield information will be presented at their seminars. IA staff identify candidates interested in purchasing and redeveloping brownfields and offer financial incentives- tax allocation funds, bond financing.

#### **iii. Incorporating Community Input**

Community Engagement will build on existing activities and efforts. We will work closely with our partners on brownfield assessment, remediation and redevelopment. The BSAC, a 50-member board with government, brownfield professionals, community and non-profit has been instrumental in establishing the goals of the brownfield program, providing recommendations on the Target Areas, identifying priority brownfields and recommending sites for assessments. The BSAC meetings will be held 1 to 2 times a year to provide information about the program, solicit feedback and assist with disseminating program information. We will present and request feedback at Neighborhood Planning Units (NPU)<sup>1</sup>. We will also work closely with City Council members

<sup>1</sup>The 250+ neighborhoods in the City of Atlanta are grouped into 25 Neighborhood Planning Units. They meet monthly to make recommendations to the Mayor and City Council on zoning, land use, and other planning issues.



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representing the Target Areas, to solicit feedback and disseminate information about the program and identify potential assessment sites since they have regular communications with constituents. We will also work with them to create stories for channel 26, Atlanta's tv station, about brownfield assessments similar to one created for a Phase II at a gas station in South Atlanta<sup>2</sup>. At least 6 presentations about the Brownfield program will be made at stakeholder and partner meetings such as neighborhood meetings, non-profit groups, Georgia Brownfield Association etc. to present information and solicit comments. Information about brownfields and the grant will be incorporated into Invest Atlanta's seminars. Information will continue to be available on the city's website [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields). Project fact sheet, assessment nominations, meeting and event information will be shared via the City Planning's department social media platforms.

### **3. TASK DESCRIPTIONS, COST ESTIMATES AND MEASURING PROGRESS**

#### **a. Description of Tasks/Activities and Outputs**

##### **i. Project Implementation and iii. Task/Activity Lead**

**Task 1 Program Management and Reporting:** General grant management, writing the work plan, consultant procurement (drafting the scope of work, issuing Request for Proposals, evaluating proposals, selecting a qualified environmental professional (QEP), entering into contract), kick-off and project team meetings, consultant oversight, preparation and submittal of quarterly reports and annual reports for DBE/WBE Federal Financial Reports (FFRs) and the Final Performance Reporting, ASAP reimbursement requests will be completed in this task. Site assessment information will be entered in ACRES. Funds for staff educational/training opportunities are provided in this task.

Activity Lead: Project Manager- Jessica Lavandier- with assistance from QEP.

**Task 2 Community Involvement/Engagement** Community engagement is the foundation of activities undertaken by the City of Atlanta. The Community Involvement Plan (CIP) from the 2017 grant will be updated. Activities to be conducted include: disseminate information/comments to/from community & stakeholders; host meetings with applicants and property owners; have at least six presentations about the Brownfield program at stakeholder and partner meetings; hold 1 to 2 Brownfield Stakeholder Advisory Committee (BSAC) meetings a year to provide information about the program, solicit feedback and assist with disseminating program information. Present brownfield program information at Invest Atlanta seminars. Information about the program will continue to be available on OZD website [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields).

Activity Lead: Project Manager Jessica Lavandier

**Task 3 Brownfield Site Assessments** A generic QAPP will be prepared. Applicants will submit ESA nominations that will be evaluated by city staff. For sites selected for ESAs, an Eligibility Determination will be completed and submitted to the EPA Project Officer for approval. Site access agreement will be completed. Approximately 6 Phase I ESAs and 4 Phase II will be completed. Phase II sites will have a site specific QAPPs. ESAs will be conducted in accordance with current ASTM standards and All Appropriate Inquiry. ESA funds will also include asbestos and lead based paint surveys to support existing building demolition or renovation activities.

Activity Lead: Qualified Environmental Professional

**Task 4 Remediation/Reuse Planning** A goal of the Assessment grant is to work towards the clean-up and reuse of brownfield sites and particularly with an RLF loan or grant. The development of an Analysis of Brownfields Cleanup Alternatives (ABCA), site specific work plan

<sup>2</sup><https://www.youtube.com/watch?v=UCBToBtGv0M&feature=youtu.be&fbclid=IwAR3IVsgy7EjL5ATJDM19AFBo3WEHaQMsBHHMOiSSRI6WdSfqI0u38Ar1RIU>



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and abatement design will provide a prospective purchaser or property owner with a clean-up plan for the brownfield parcel. ABCA and cleanup planning will be completed for 3 sites.

Activity Lead: Qualified Environmental professional

### ii Anticipated Project Schedule

The Office of Zoning and Development (OZD) will work on the successful implementation and management of the Brownfields Assessment Grant to insure work plan objectives are met and funds are spent in a timely manner. Upon notification of grant award, the OZD project manager will draft the work plan, prepare legislation for City Council to accept the grant and set up grant accounts (months 1-3). OZD staff will work with the Dept. of Procurement (DOP) to issue a Request for Proposals to procure and enter into a contract with a QEP in a process that meets federal and city guidelines (months 2-11). Once under contract, the ESA nominations and site access agreement will be reviewed and updated. The QEP will prepare a Generic QAPP and update the CIP as needed (months 10-12). The Public engagement process will start by distributing and presenting information about the assessment program to City Council members, the BSAC, community organizations, NPU and partner organizations (months 11-15). ESA nominations for Phase I ESA will be accepted (ongoing). They will be evaluated and scored based on location, previous and proposed use, redevelopment schedule, and leveraging. On sites recommended for an ESA, the EPA Region 4 Eligibility Determination Outline will be completed and sent to the EPA Project Manager for approval. Once site access is granted, Phase I and II ESAs will be completed (month 12 onwards). Site specific QAPPs and Phase II assessments will be completed. ABCA and cleanup planning will be done for selected sites (ongoing). Three months prior to the end of the grant period, all ESAs and ABCAs will be completed. Quarterly reports, ASAP drawdowns and other federal reports will be completed (on going) property information will be updated on ACRES. A Final Report will wrap up the grant.

### iv. Outputs

The proposed project will hold at least 6 public meetings with partner agencies and residents from the Target Areas. Briefings will be held with city council members and partner agencies. 1 to 2 BSAC meetings will be held per year. Once sites are selected and access is granted, the environmental consultants will perform an estimated 6 Phase I ESAs; 1 generic QAPP; 4 site specific QAPPs; 4 Phase II ESAs; and 3 ABCAs, site specific work plans and abatement designs. The project team will also strive for successful management of grant activities, reporting on activities and responsible management of the grant funds in quarterly (12) and annual (3) reports.

### **b. Cost Estimates**

The City of Atlanta is requesting a \$300,000 Brownfield Assessment Grant- with \$200,000 for hazardous and \$100,000 for petroleum. The cost estimates are based on actual costs/expenses from the 2017 Assessment. The grant program will consist of four tasks:

**Task 1 Program Management and Reporting: \$3,500 travel funds** (registration fees, transportation, hotel, per Diem); National Conference = four days X 1 attendee; Regional conference = 2 days X 1 attendee; Total training days = 6 Conference registrations: National conference for 1 person @ \$200, Regional for 1 person @ \$200 (1-person X 2 events) = **Total registrations \$400.** *Hotel* – National: \$180 per night X 4 nights X 1 person = \$720; Regional: \$125 per X 1 person x 2 nights = \$250 **Total hotel = \$970.** *Airfare/transportation* – National conference \$530 per person, Regional conference- ground transportation= \$150 **Total transportation \$680.** **Per diem \$75 x 6 days = Total per diem \$450.**

**\$15,000 Program Management** (150 hours of consultant support over 3 years at an avg of \$100/hour); Year 1 – 50 hours for project set up support, ACRES data entry, drafting quarterly



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reports, marketing, project meetings. Years 2&3 = 50 hours/ year for ACRES support, support for quarterly reports, project meetings. **Total Task 1 costs = \$18,500** (\$12,000 haz /\$6,500 petro).

**Task 2, Community Involvement/Engagement:** Community Involvement Plan update (one-time fee of \$2,500); \$11,000 (110 hours of consultant support over three years at an average of \$100 per hour) Year 1 – approximately 30 hours for project kickoff, meeting support, drafting meeting materials, holding BSAC meetings. Years 2-3 – 40 hours per year for council member, community and Steering committee Meetings, meeting with potential property owners. Review and update program materials. **Total Task 2 costs = \$13,500.** (\$8,000 hazardous/\$5,500 petroleum)

**Task 3 Brownfield Site Assessments:** This task will primarily be Phase I & II Assessments. A generic Quality Assurance Project Plan (QAPP) one-time cost of \$5,000. 6 hazardous substance and petroleum Phase I ESAs at \$2,500 to \$4,500 (avg \$3,500), for a total cost of \$21,000. 4 Phase II ESAs and requisite site-specific QAPP (\$3,500 each) are estimated to cost between \$25,000 to \$50,000 per site based on size and complexity, avg \$34,500 each for a total cost of \$138,000. **Total Task 3 costs = \$178,000.** (\$120,000 hazardous /\$58,000 petroleum)

**Task 4 Remediation/Reuse Planning-** 3 cleanup plans will be completed: Analysis of Brownfield Cleanup Alternatives (ABCA) (\$5,000 each x 3= \$15,000), site specific work plans (\$5,000 each x 3=\$15,000) and Abatement Design (\$20,000 each x 3= \$60,000. The cleanup planning will get sites ready for a RLF loan or subaward **Total Task 4 costs = \$90,000** (\$60,000 haz /\$30,000 petro).

Categories	Hazardous Project Tasks				
	Task 1: Project Management and Reporting	Task 2 Community Involvement/Engagement	Task 3: Brownfields Site Id & Assmnt	Task 4: Remediation & Reuse Plng	Total
Personnel	In-kind				
Travel	\$2,000				\$2,000
Equipment					
Supplies		\$1,000			\$1,000
Contractual	\$10,000	\$7,000	\$120,000	\$60,000	\$197,000
Direct Costs	\$12,000	\$8,000	\$120,000	\$60,000	\$200,000
Total Budget	\$12,000	\$8,000	\$120,000	\$60,000	\$200,000
Petroleum Project Tasks					
	Task 1: Project Management and Reporting	Task 2 Community Involvement/Engagement	Task 3: Brownfields Site Id & Assmnt	Task 4 Remediation & Reuse Plng	Total
Personnel	In-kind				
Travel	\$1,500				\$1,500
Equipment					
Supplies					
Contractual	\$5,000	\$5,500	\$58,000	\$30,000	\$98,500
Direct Costs	\$6,500	\$5,500	\$58,000	\$30,000	\$100,000
Total Budget	\$6,500	\$5,500	\$58,000	\$30,000	\$100,000
Total Grant	18,500	\$13,500	\$178,000	\$90,000	\$300,000

## c. Measuring Environmental Results

The project manager will comply with the terms of the cooperative agreement and to ensure that the grant work plan and the schedule of activities and deliverables are met. This includes that grant funds are drawn down and expended in a timely and efficient way, quarterly and annual reports



## **CITY OF ATLANTA – FY 2020 EPA Brownfield Assessment Grant Application NARRATIVE PROPOSAL**

are completed in ACRES and submitted on time and close coordination with the EPA project officer. Monthly status meetings will be held with the QEP to review projects, budget, community engagement activities etc. The project manager will track Tasks and site-specific project deliverables and expenditures. If the project falls behind schedule, the project manager will work with the EPA program officer to develop a plan to get the grant back on track. The number of sites assessed and the details of the assessed sites (size of site, contaminants found, assessment cost, leveraged money, etc.) will be reported in the quarterly reports, and in ACRES. The project manager will update ACRES as needed after the grant period ends. Revolving Loan Funds will be available to finance site remediation. Environmental benefits include reduced soil and groundwater contamination, improved water quality, and increased accessible greenspace and habitat quality.

### **4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE**

#### **a. Programmatic Capability**

##### **i. Organizational Structure**

The City of Atlanta has extensive experience managing federal grants including several EPA Brownfields grants. Jessica Lavandier, Assistant Director, OZD will be the project manager and will be responsible day to day operations, for preparing required legislation, drafting a scope of work, evaluating proposals, selecting and managing consultants, finalizing the CIP, evaluating nominations, reviewing assessments, writing quarterly reports, managing the grant budget, and staffing the BSCA. She manages the BRLF grant and is managing the City's 2017 Brownfields Assessment Grant. Ms. Genet Prince, in the Finance Dept., will be responsible for all financial aspects of the project- including setting up the grant accounts, processing and paying invoices. Connie Taylor, Grants Compliance Director will ensure grant compliance with federal and local regulations. She will oversee internal reviews of the grant including reporting and grant closeout. Jill Watkins, Procurement Officer for the Department of Procurement (DOP) will oversee procurement activities. She will be responsible for ensuring the procurement process for retaining a QEP meets all local and federal procurement requirements. DOP will issue an RFP to procure services of a QEP to complete work program tasks. The Office of Contract Compliance will ensure that EPA DBE/WBE goals are met and will monitor the contract for compliance. Jonathan Futrell, Law Department staff, will review legislation, contracts and legal matters related to this grant.

##### **ii. Description of Key staff**

The City of Atlanta has staff to ensure the successful management and implementation of the EPA grant in compliance with the terms of the cooperative agreement and federal requirements. Jessica Lavandier, Assistant Director, OZD will manage the grant. She managed the 2013 and 2017 Brownfield Assessment Grant and has attended EPA's New Grantees workshop. She also manages the Brownfield Revolving Loan Fund program. She will be the main point of contact with the EPA Project Officer, the QEP and City staff. She has twenty plus years of experience in municipal planning. She has a BA in Science and MA in City Planning. Ms. Genet Prince, Finance Dept-Grant Services, has worked in grant accounting, payments and fiscal reporting for over ten years. Jill Watkins, Contracting Officer in the Department of Procurement has over 5 year in this role. Jonathan Futrell, Assistant Attorney in the Law Department has one year of experience working at the city and seven year as a practicing attorney. Ms. Connie Taylor has over 15 years of experience in grants management, including administration, and closeout.

##### **iii. Acquiring Additional Resources**

A Qualified Environmental Professional will be procured to implement the technical activities once the grant has been awarded. Atlanta's Department of Procurement (DOP) will be responsible for the ensuring the procurement process meets all local and federal procurement



# CITY OF ATLANTA – FY 2020 EPA Brownfield Assessment Grant Application NARRATIVE PROPOSAL

requirements including 2 C.F.R. 200 and USEPA's rule at 2 C.F.R. 1500. The Project manager will draft the scope of work and DOP will prepare and issue an RFP. It will be advertised for two weeks, environmental firms will be notified, a pre-proposal conference will be held and the submitted proposal will be evaluated to select the most qualified QEP. After the selection of a QEP, DOP will finalize the contract, issue a purchase order and monitor the contract.

## **b. Past Performance and Accomplishments**

### i. Currently has or previously received and EPA Brownfields Grant

EPA assessment grants awarded to the City of Atlanta are summarized below. The workplan, schedule, and terms of conditions of previous grants were met.

<b>Brownfield Grants</b>				
<b>Type</b>	<b>Original</b>	<b>Year</b>	<b>Remaining</b>	<b>Explanation &amp; Accomplishments</b>
Assessment	\$300,000	2017	\$64,363	2 Phase II, 1 ABCA, 1 abatement design, 1 work plan. Grant- October 1, 2017 to September 30, 2020.
Assessment	\$400,000	2013	\$1,144	10 Phase I, 6 Phase II, 2 expanded Phase II and 3 ABCAs. Supply budget was not full expended.
Assessment	\$400,000	2010	\$18,000	\$17,999 not expended. Accomplishments: 11 Phase Is (plus 14 preliminary Phase I in AWP) and 7 Phase IIs
Assessment	\$400,000	2005	\$62,751	Funds for personnel (\$20,000) supplies (\$14,677) and contractual (\$28, 074) were not expended due to pricing. Accomplishments: 12 Phase Is and 9 Phase IIs
Assessment	\$100,000	1996		Brownfield survey along BeltLine rail corridor

### (1) Accomplishments

With 5 assessment grants and \$1.6M in funding, 33 Phase I ESAs, 24 Phase II ESAs, 4 facilities assessment, 4 cleanup plans and 2 inventories/preliminary assessments have been completed. The table below summarizes the leveraging of the Assessment grants (updated in ACRES). Assessments conducted with the 2017 grant will result in a 1.5-mile trail in a former rail corridor, an expanded Phase II at a gas station that will be converted to a local fast casual restaurant in an underserved area, a clean-up plan was prepared for a former 12 building rail/industrial site.

Acres Assessed:	413 Acres
# Projects Moved Forward to Various Stages of Cleanup or Redevelopment:	33
Acres at Various Stages of Cleanup or Redevelopment:	381 Acres
Estimated Direct Redevelopment Dollars Invested After Assessments:	\$358,267,600
Estimated Permanent (and, Temporary) Jobs Directly Created or Retained	760 (1,010) Jobs
Estimated Square Feet of Commercial, Industrial and Residential Building Space Directly Renovated or Constructed After Assessments:	1,025,200 Square Feet
Acres of Greenspace (Parks, Nature Preserves, Community Gardens, Directly Created, Protected, Expanded or Otherwise Improved After Assessments:	260 Acres
Miles of Trails Directly Created or Connected After Assessments:	11 Miles

### (2) Compliance with grant requirements

The City has complied with the previous Cooperative Agreement terms, grant work plans and schedules. Quarterly, annual and closeout reports were submitted on time. Community engagement activities were conducted. QAPP, site Specific QAPP, and eligibility determinations were prepared and submitted to EPA. Required information was entered into EPA's ACRES database on-time. EPA's DBE/WBE goals have been exceed. 78% of the 2017 grant funds have been expended and projects have been identified for the remaining \$64,363. The FY 2017 grant will be closed out well before September 30, 2020. There have been no adverse audit findings.



**CITY OF ATLANTA  
FY 2020 BROWNFIELD ASSESSMENT GRANT APPLICATION**

**CITY OF ATLANTA ELIGIBILITY INFORMATION AND  
THRESHOLD CRITERIA**

1. The City of Atlanta is a General Purpose Unit of Local Government in the State of Georgia and is therefore eligible to apply for an Assessment Grant.

2. Community Involvement-

Community involvement became an integral part of all aspects of City of Atlanta government when the City Charter was amended in 1974 to create Neighborhood Planning Units in order to provide an opportunity for citizens to participate actively in the Comprehensive Development Plan. The City of Atlanta is divided into twenty-five Neighborhood Planning Units (NPU), which are citizen advisory councils that make recommendations to the Mayor and City Council on zoning, land use, and other planning issues. It is also used as a way for citizens to receive information concerning all functions of city government. The system enables citizens to express ideas and comment on city plans and proposals while assisting the city in developing plans that best meet the needs of their communities. Each NPU meets monthly and staff from City Departments attend and make presentations. Staff from the Office of Zoning and Development (OZD), part of the Department of City Planning (DCP), will work closely with the chair of each NPU in the Target Areas to provide information about the Brownfields Program, Assessment grant, nominations, and any assessments proposed or underway in their NPU.

The OZD has a long history of working with community organizations on a wide range of initiatives. Addressing Brownfields is complex and requires strong partnerships working towards a common goal. At least six presentations about the Brownfield program will be made at stakeholder and partner meetings in the Target Areas. Many brownfield partners are members of the Brownfields Stakeholder Advisory Committee (BSAC) which will meet one to two times a year to provide information about the program, solicit feedback and assist with disseminating program information. We will continue to work closely with project partners (listed in page 5 of the narrative) to identify, gain access, assess and redevelop priority brownfield sites. All stakeholders have been instrumental in identifying priority sites for assessment. OZD staff will also work closely with city council members in the Target Areas to promote the program, reach out to brownfield property owners as well as prospective purchasers. Information about the Brownfield program will be incorporated in educational seminars hosted by Invest Atlanta, Atlanta's Economic Development Authority.

Information about the City of Atlanta's Brownfield program will continue to be available at [www.atlantaga.gov/brownfields](http://www.atlantaga.gov/brownfields). Information about a brownfield event or meeting is also shared via social media, City Council newsletters, Channel 26 (Atlanta's tv station) and email distribution.

Additional information about Community Involvement is included in the Narrative, pages 4-6.



**CITY OF ATLANTA**  
**FY 2020 BROWNFIELD ASSESSMENT GRANT APPLICATION**

3. 2017 Assessment Grant- As of September 2019, 235,627 (78.5% of the grant) has been expended and drawn down from ASAP. The available balance of the 2017 Assessment Grant is \$64,363.85 (21.4% of the grant). Attached is the ASAP Transaction Confirmation. Portions of the remaining funds have been expended on a Phase I and Phase II but not billed yet.
4. Additional Considerations-
  1. Persistent Poverty- The City of Atlanta has experienced persistent poverty for over 30+ years- The poverty rate was 27.3% in 1990, 24.4% in 2010, 22.6% in 2010 and 22.4% in 2017.
  2. Opportunity Zone- 14 IRS designated Opportunity Zones are located in the Target Areas.



Jessica Lavandier  
Working For 1303833

Home Enrollments Payment Requests Agency Functions Reports Inquiries Help Log Off

### Step 4 of 4 Payment Transaction Confirmation

Payment Request Sequence Number : 10-16-2019 34178021

Payment Request Type : Individual  
Payment Method : ACH  
Bank Relationship : 061000104\*\*\*\*\*5475  
Requested Settlement Date : 10/18/2019  
Requested Date and Time : 10/16/2019:12:16  
Total Items : 1

Recipient : <u>CITY OF ATLANTA ( 1303833)</u>							
Federal Agency : <u>ENVIRONMENTAL PROTECTION AGENC (68128933)</u>							
Cash on Hand :				Total : \$35,162.41			
Seq # / Item #	Account ID	Account Status	Requestor Reference Number	Available Balance	Amount Requested	Remittance Data	Payment Request Status
00001/1	<a href="#">BF00D59517</a>	Open	2019 3Q	\$64,363.85			Warehoused
	<a href="#">BF00D59517</a> - G400NY00	Open			\$30,013.33		
	<a href="#">BF00D59517</a> - G400OR00	Open			\$5,149.08		

Printer Friendly

Help for this Step

To help make forms, reports, inquiries and other documents easier to read, the ASAP.gov application offers them in PDF format. To view or print these documents, please download the free Adobe Acrobat reader by clicking on the following link.

<http://access.adobe.com>

## Application for Federal Assistance SF-424

\* 1. Type of Submission:

- ☐ Preapplication  
☒ Application  
☐ Changed/Corrected Application

\* 2. Type of Application:

- ☒ New  
☐ Continuation  
☐ Revision

\* If Revision, select appropriate letter(s):

\* Other (Specify):

\* 3. Date Received:

12/03/2019

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

### State Use Only:

6. Date Received by State:

7. State Application Identifier:

### 8. APPLICANT INFORMATION:

\* a. Legal Name:

City of Atlanta

\* b. Employer/Taxpayer Identification Number (EIN/TIN):

\* c. Organizational DUNS:

0653725000000

### d. Address:

\* Street1:

55 Trinity Avenue, Suite 3350

Street2:

\* City:

Atlanta

County/Parish:

Fulton

\* State:

GA: Georgia

Province:

\* Country:

USA: UNITED STATES

\* Zip / Postal Code:

30303-3520

### e. Organizational Unit:

Department Name:

City Planning

Division Name:

Zoning and Development

### f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

\* First Name:

Jessica

Middle Name:

\* Last Name:

Lavandier

Suffix:

Title: Assistant Director

Organizational Affiliation:

Land Use

\* Telephone Number:

404-865-8522

Fax Number:

404-494-1731

\* Email:

jlavandier@atlantaga.gov

## Application for Federal Assistance SF-424

### \* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

\* Other (specify):

### \* 10. Name of Federal Agency:

Environmental Protection Agency

### 11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

### \* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-19-05

\* Title:

FY20 GUIDELINES FOR BROWNFIELD ASSESSMENT GRANTS

### 13. Competition Identification Number:

Title:

### 14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

### \* 15. Descriptive Title of Applicant's Project:

City of Atlanta FY 2020 Community-Wide Brownfields Assessment

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

**Application for Federal Assistance SF-424****16. Congressional Districts Of:**\* a. Applicant \* b. Program/Project 

Attach an additional list of Program/Project Congressional Districts if needed.

**17. Proposed Project:**\* a. Start Date: \* b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="300,000.00"/>
* b. Applicant	<input type="text" value="0.00"/>
* c. State	<input type="text" value="0.00"/>
* d. Local	<input type="text" value="0.00"/>
* e. Other	<input type="text" value="0.00"/>
* f. Program Income	<input type="text" value="0.00"/>
* g. TOTAL	<input type="text" value="300,000.00"/>

**\* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☐ a. This application was made available to the State under the Executive Order 12372 Process for review on .
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☒ c. Program is not covered by E.O. 12372.

**\* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

**21. \*By signing this application, I certify (1) to the statements contained in the list of certifications\*\* and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances\*\* and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ \*\* I AGREE

\*\* The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

**Authorized Representative:**

Prefix:  \* First Name:

Middle Name:

\* Last Name:

Suffix:

\* Title: \* Telephone Number:  Fax Number: \* Email: \* Signature of Authorized Representative:  \* Date Signed: